

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, June 6, 2017

8:00 P.M.

Auditorium

Town Hall

PUBLIC HEARING

Proposed Amendment to the Darien Zoning Map (COZM #1-2017), Proposed Amendments to the Darien Zoning Regulations (COZR #2-2017), Business Site Plan Application #296, Special Permit Application #296, Land Filling and Regrading Application #409, FR Darien, LLC, 40, 72, 132, 138 Heights Road; 165, 169-171 Noroton Avenue. Proposal to amend the Darien Zoning Map to apply the Noroton Heights Redevelopment (NHR) Overlay Zone to 165 and 169-171 Noroton Avenue and to amend the Darien Zoning Regulations (Section 226) relating to parking design standards to allow a reduction in parking stall dimensions, consistent with Section 226a of the Regulations. The applicant proposes to demolish multiple buildings on the site and to construct two new mixed-use buildings and a third new retail building; reconfigure the parking and internal traffic and pedestrian circulation; create a new internal public park; and perform related site development activities. Three existing buildings on the site are to remain. The subject properties are located on the north side of Heights Road, east of its intersection with Edgerton Street, and are shown on Assessor's Map #74 as Lots #1, #4, #8 & #13 through #18 in the DC and SB zones and the NHR Overlay Zone.

GENERAL MEETING (TIME PERMITTING)

Deliberations and possible decision regarding:

Coastal Site Plan Review #317, Flood Damage Protection Application #364, Land Filling & Regrading Application #402, 122 Delafield, LLC, 122 Delafield Island Road. Proposing to raze an existing single-family dwelling; build a new five-bedroom house in the same location with terraces and an outdoor pool; replace and restore the seawall; replace the pier, gangway and floating dock; and to perform related site development activities. *HEARING CLOSED: 5/2/2017. DECISION DEADLINE: 7/7/2017.*

Deliberations only regarding:

Coastal Site Plan Review #320, Flood Damage Prevention Application #369, Friends of Gorham's Pond, 23, 33, 40 Goodwives River Road; 10 McCrea Lane. Proposal to perform maintenance dredging of Gorham's Pond; and perform related site development activities within regulated areas.

Special Permit Application #238-C / Site Plan, Timothy Grant, 883 Boston Post Road. Proposal to establish a new Huntington Learning Center in the first floor space formerly occupied by Robeks.

Business Site Plan Application #33-H / Special Permit, Arianne O'Donnell, 555 Boston Post Road. Proposal to establish a new halotherapy center, commonly referred to as a "Salt Cave" in the first floor space formerly occupied by Dr. Brian McKay / Core Health. *HEARING CLOSED: 5/30/2017.*

Approval of Minutes

May 2, 2017 Executive Session/General Meeting/Public Hearing

Any Other Business (Requires two-thirds vote of Commission)

ADJOURN.